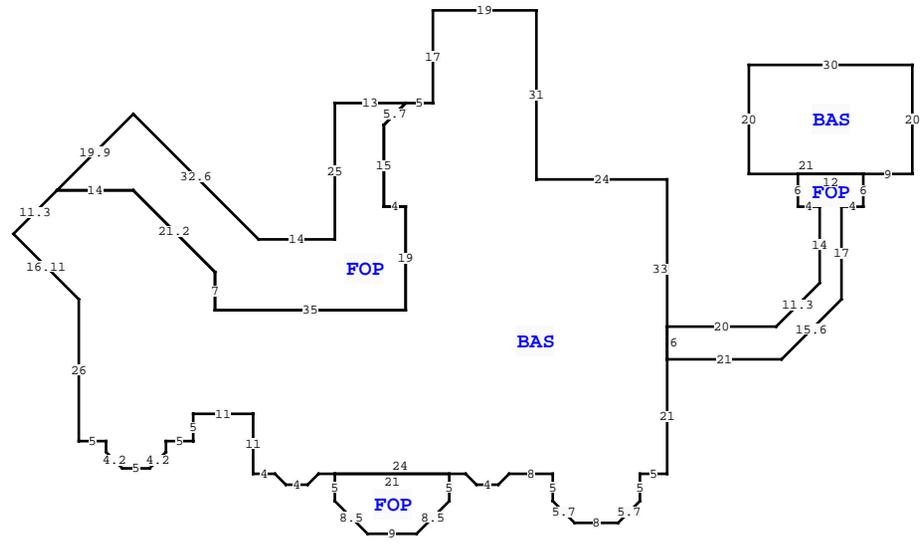


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	6,715	135.6060	169.51	1,138,260	2008	2008	0	0	0	25.50	74.50
3 EXCEPT SFR 100% - 2009 Heated Area: 6244 HX Base Yr 2009												



Quality	08 08				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	9516.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	75,771
BAS	5,644	100		5,644	712,752
FOP	195	30		58	7,325
FOP	324	30		97	12,249
FOP	1,052	30		316	39,906
TOTALS	7,815			6,715	848,004

7734 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE	LGL DATE	05/16/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	17	31	623.00	UT	1.50	100	0	0	3	100	935	
2	0166	CONC, PAVMT	0	100	15	95	1,425.00	UT	2.00	70	1994	1994	3	70	1,995	
3	0180	FPLC 1STRY	0	100	0	0	3.00	UT	2,000.00	100	2008	2008	3	100	6,000	
4	0031	BARN, MT AE	0	100	42	60	2,520.00	UT	12.00	100	2008	2008	3	100	30,240	
5	0166	CONC, PAVMT	0	100	0	0	2,910.00	UT	2.00	100	2008	2008	3	100	5,820	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	55,000.00	60,500.00	60,500								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			848,004	
TOTAL MARKET OB/XF VALUE			45,490	
TOTAL LAND VALUE - MARKET			60,500	
TOTAL MARKET VALUE			953,994	
SOH/AGL Deduction			260,183	
ASSESSED VALUE			693,811	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			642,400	
TOTAL JUST VALUE			953,994	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			923,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25344	SFR	1,572	12/28/2006
25345	GARAGE	161	12/28/2006
9617	M H	125	04/19/1995
8452	SFR	52,000	06/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/1310	12/06/2005	WD	Q	I		240,000
GRANTOR: DAVID W & PATRICIA GI						
GRANTEE: MICHAEL J & NICOLE						
0953/1145	5/10/2002	WD	Q	I		148,000
GRANTOR: STEM						
GRANTEE: GIFFORD						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W24 N31 W19 S17 W5 FOP= W13 S25 W14 U23 L23 L14 D14 E14 D15 R15 S7 E35 N19 W4 N15 R4 U4 \$ D4 L4 S15 E4 S19 W35 N7 L15 U15 W14 D8 L8 R12 D12 S26 E5 S2 R3 D3 E5 U3 R3 N2 E5 N5 E11 S11 E4 R2 D2 E4 U2 R2 E3 FOP= S5 R6 D6 E9 U6 R6 N5 W21\$ E24 R2 D2 E4 U2 R2 E8 S5 R4 D4 E8 U4 R4 N5 E5 N21 FOP= E21 R11 U11 N17 E4 N6 BAS= E9 N20 W30 S20 E21\$ W12 S6 E4 S14 L8 D8 W20 S6\$ N33\$.												